



18 Hockley Rise, Hockley, Essex,  
SS5 4QE

Guide price: £475,000





## 18 Hockley Rise, Hockley, Essex, SS5 4QE

**GREAT POTENTIAL** Requiring modernisation, but great to put your own stamp on. **A MUST SEE 3 BEDROOM DETACHED BUNGALOW** with spacious living accommodation, 2 RECEPTION ROOMS, sweep-in drive & attached garage. Close to Hockley Woods and Village shops. **NO ONWARD CHAIN!!**

### 3 Bedrooms

En suite to Master

Lounge 17'2" x 9'1" x 22'2"

Dining Room 14'9" x 13'9"

Kitchen 12'4" x 10'3"

Family Bathroom

South facing Rear Garden

Attached Garage & sweep in drive

Convenient location

Chain Free

EPC GRADE B

### Accommodation comprises

**Entrance Hall** Double glazed entrance door through to hallway. Radiator, coved cornice to ceiling, access to loft, Karndean floor, doors to:

**Lounge** 17'2" (5.24) x 9'1" (2.76) x 22'2" (6.75). L Shaped. Double glazed window to front aspect, double glazed window to side aspect, two radiators, TV point. Door to hall and doors to:

**Dining Room** 14'9" x 13'9" (4.5m x 4.2m). Double glazed patio doors to front aspect, two double glazed high level windows to side aspect, radiator.

**3rd Bedroom/3rd Reception room** 10'11" x 15'9" (3.33m x 4.8m). Double glazed patio doors to garden, double glazed window to side aspect, two radiators, coved cornice to ceiling. Double doors to lounge.

**Kitchen** 12'4" x 10'3" (3.76m x 3.12m). Double glazed door to rear. Kitchen comprises of a range of wall and base level units, complementary work top surfaces incorporating single drainers sink unit, built in oven and four ring hob with cooker hood over, wall mounted gas boiler, smooth finish to ceiling with coved cornice, radiator, Karndean floor. Access to Lounge and Hall.



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**Bedroom One** 13'4" x 10'9" (4.06m x 3.28m). Double glazed window to front aspect, coved cornice to ceiling, fitted wardrobes, and bedroom furniture, radiator, bi-folding doors to:

**En Suite** 11' x 9'1" (3.35m x 2.77m). Double glazed window to rear aspect. Three piece suite comprising; corner bath, pedestal wash hand basin, low level WC, tiled walls and floor. radiator.

**Bedroom Two** 9'10" x 8' (3m x 2.44m). Double glazed window to front aspect, coved cornice to ceiling.

**Bathroom** Two obscure double glazed windows to rear aspect. Four piece suite comprising; vanity wash hand basin, bidet, low level WC, shower cubicle, tiled walls and floor.

### **Exterior**

**Rear Garden** South facing garden with artificial lawn area having two patio areas. Side access to front. Personal door to garage.

**Garage** 22'6" x 8'5" (6.86m x 2.57m). Electric Roller up and over door, power and light connected. Personal door to garden.

**Details to be verified**  
**EPC grade B**  
**Council tax band E**





Approximate Floor Area  
1532.88 sq. ft  
(142.41 sq. m)

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales	83	90
EU Directive 2002/91/EC		

35 Eastwood Road  
Rayleigh  
Essex  
SS6 7JE

Tel: 01268 777200  
Fax:  
Email: sales@digginsandco.com

diggins & co